

Prepared by: Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412	Grantors Address: 611 Old Agency Road Ridgeland, MS 39157 Home: <u>N/A</u> Work: <u>601-672-7171</u>	Grantees Address: 6481 Sulgrave Memphis, TN 38119 Home: <u>901-497-6493</u> Work: <u>901-497-6493</u>
Return To: J. Michael Murphy 6398 N Quail Hollow Rd. #102 Memphis, TN 38120 File No: S03-12-0208 901-761-2850		

WARRANTY DEED

KENNEDY VENTURES, LLC
GRANTOR

TO

WILLIAM J. FRAGALE, JR., and wife, RACHEL P. FRAGALE
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Kennedy Ventures, LLC, do hereby sell, convey, and warrant unto William J. Fragale, Jr., and wife, Rachel P. Fragale, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 79, Section "C", Laurelwood Subdivision, located in Section 1, Township 3 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 90 Pages 46-47 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

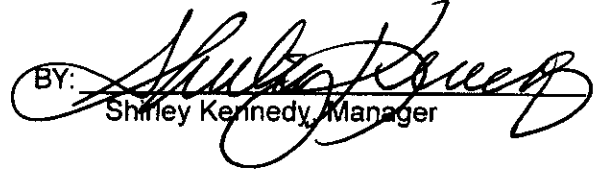
The effective date of this Warranty Deed is April 12, 2012.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 90, Pages 46-47 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2012 have been prorated, and possession is given with this deed.

WITNESS the signature of the duly authorized officer of the Limited Liability Company, this the 5 day of April, 2012.

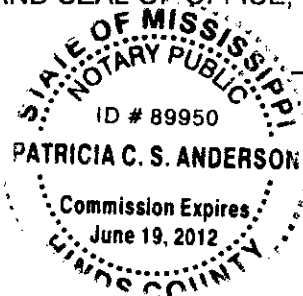
KENNEDY VENTURES, LLC

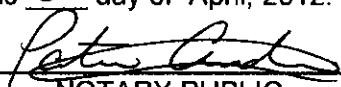
BY: 
Shirley Kennedy, Manager

STATE OF MISSISSIPPI
COUNTY OF Hinds

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, Shirley Kennedy, who acknowledged that as Manager for and on behalf of and by authority of Kennedy Ventures, LLC, a Mississippi Limited Liability Company, signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of April, 2012.




NOTARY PUBLIC

My Commission Expires:

June 19, 2012

PROPERTY ADDRESS: **Lot 79, Laurelwood S/D
Hernando, MS 38632**

TAX PARCEL NO.: **3.08.1.01.12.0.00079.00**

NAME AND ADDRESS OF
PROPERTY OWNER: **WILLIAM J. FRAGALE, JR. and wife, RACHEL P. FRAGALE
6481 Sulgrave
Memphis, TN 38119**

MAIL TAX BILLS TO: **WILLIAM J. FRAGALE, JR. and wife, RACHEL P. FRAGALE
6481 Sulgrave
Memphis, TN 38119**

RETURN TO: **J. Michael Murphy, Attorney
6389 N. Quail Hollow Road # 102
Memphis, TN 38120**

TG# **3851955**

to MD&W File No. **120251**